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Carlow County Council,
Planning Department,
County Buildings,
Athy Road,
Carlow

Re: Material Alterations -Draft Joint Spatial Plan for the Carlow Graiguecullen Joint Urban Local Area Plan 2024-2030

Submission on behalf of Pat Kehoe, Springview, Ardnehue, Carlow.

Dear Sir/Madam,

We note that the updated Draft Joint Urban Area Plan 2024-2030 for the Castleoaks area designates a small portion of our site as residential, with the remainder proposed as agricultural. We request that the Authority extend and reinstate the residential zoning to cover the remainder of our lands at Castleoaks, based on our proposal to implement flood mitigation measures to alleviate any future flood risk.

We have consulted with Paul McShane from IE Consulting, an expert in flood risk and mitigation. Paul has prepared several reports for Carlow and Laois Local Authorities to alleviate flooding in other areas. He suggests engaging his company to collaborate with JBA Consultants and conducting hydraulic modeling of the stream to assess the flood risk on our site and any flood risk to the downstream areas. We plan to use this hydraulic modeling information to design and implement flood mitigation measures within our site boundaries.

Paul is prepared to work with JBA Consultants to develop a design solution that meets the needs of all project stakeholders. We are committed to designing and installing flood relief works within our site to provide a sustainable solution for all project stakeholders, including Carlow Local Authorities and the residents of Castleoaks, whose homes are within the flood risk zones identified by the OPW maps. Our flood mitigation measures will alleviate the flooding risk for existing Castleoaks homeowners and Carlow Local Authorities.

In our initial submission, we noted that our land is fully serviced by extensive infrastructure, including foul and storm drainage and all utility services. Safe road access to the site is provided through the existing roundabout along the R448.

Housing on our site has the potential to deliver over 50 high-quality dwellings, playing a vital role in the final phase of completing the development at Castleoaks estate while offering much-needed houses for first-time buyers eligible for the Help to Buy Scheme. Additionally, the project will allocate 10 sites for Carlow Local Authority's use in accordance with a Part V agreement, aligning seamlessly with the housing unit targets in the JULAP 2024-2030 Core Strategy and contributing to the housing needs of Carlow Local Authorities.

Regards,



Dermot Kehoe MSc
Architectural Project Management